017.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	683,900	/	683,900
USE VALUE:	683,900	/	683,900
ASSESSED:	683,900	/	683,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN CHARLES K
Owner 2:	
Owner 3:	
Street 1:	144 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Aluminum Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3921.000	253,800		430,100	683,900
Total Card	0.090	253,800		430,100	683,900
Total Parcel	0.090	253,800		430,100	683,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.10 | /Parcel: 505.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
12097			02/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 017.0-0002-0003.A

!1457!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,800	0	3,921.	430,100	683,900		Year end	12/23/2021
2021	101	FV	238,700	0	3,921.	430,100	668,800		Year End Roll	12/10/2020
2020	101	FV	238,800	0	3,921.	430,100	668,900	668,900	Year End Roll	12/18/2019
2019	101	FV	220,100	0	3,921.	457,000	677,100	677,100	Year End Roll	1/3/2019
2018	101	FV	220,100	0	3,921.	333,300	553,400	553,400	Year End Roll	12/20/2017
2017	101	FV	220,100	0	3,921.	290,300	510,400	510,400	Year End Roll	1/3/2017
2016	101	FV	220,100	0	3,921.	247,300	467,400	467,400	Year End	1/4/2016
2015	101	FV	195,200	0	3,921.	241,900	437,100	437,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:00:46

LAST REV

Date	Time
12/14/16	11:35:24
danam	

USER DEFINED

Prior Id # 1:	12097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1457

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN KANELL	29272-345		10/27/1998	Family	25,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2016	1074	Manual	28,000	C				
4/24/2014	381	AbvGrd.	3,200					

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2014	External Ins	PC	PHIL C
2/14/2009	Meas/Inspect	197	PATRIOT
10/30/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3921		Sq. Ft.	Site		0	80.	1.37	1									430,105						430,100	

Total AC/HA:	0.09001	Total SF/SM:	3921	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,105	Spl Credit		Total:	430,100

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98255032
Adj $ / SQ:	179.070
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344815
Depreciation:	91031
Depreciated Total:	253784

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

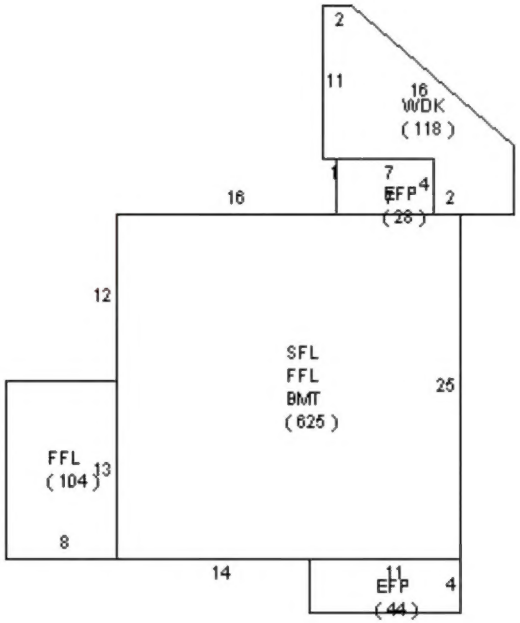
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.07
Special Features:	0	Val/Su Net:	117.01
Final Total:	253800	Val/Su SzAd	187.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	729	179.070	130,542
BMT	Basement	625	53.720	33,576
SFL	Second Floor	625	179.070	111,919
WDK	Deck	118	14.220	1,678
EFP	Enclos Porch	72	63.900	4,601

Net Sketched Area:	2,169			Total:	282,316
Size Ad	1354	Gross Area	2169	FinArea	1354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	